



Las Vegas GROWTH WATCH

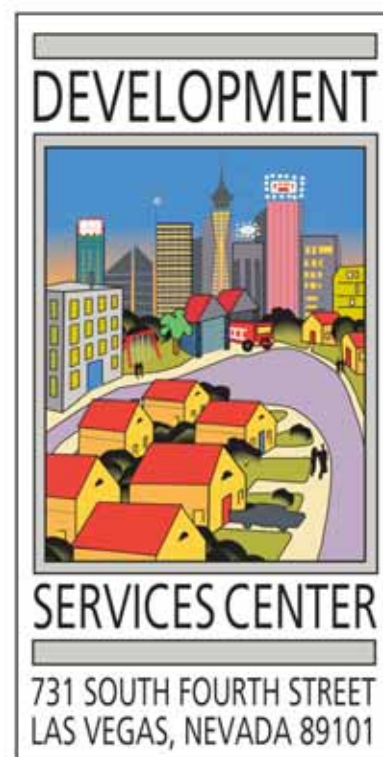
1905 - 2005 CENTENNIAL YEAR

Development Services Center Brochure and Handbook

In October 2003, the city of Las Vegas retained the services of Kirchhoff and Associates to conduct an organizational and management study. The contract included studying the city departments dealing with Planning and Development, Building

and Safety, several divisions in Public Works and Fire Inspection. Kirchhoff and Associates performed a similar study of Neighborhood Services, Leisure Services, the City Marshals office and a portion of Field Operations in March 2003. The final study, which included general findings and recommendations, was approved by the City Council in May 2004. Planning and Development has already implemented most of the recommendations of the study, such as rewriting planning job descriptions and developing a planning inspections process. One of the other recommendations in the study included developing a development review handbook and application guide by the Planning and Development and Building and Safety departments.

The goals of the Development Services Center (DSC) Handbook were simple:



The Development Services Center brochure is a bilingual publication, available in both English and Spanish.

Fall 2005

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- Describe the development review process.
- Provide a summary of the departments involved in the development process.
- Provide a description of the functions.
- Develop an application guidebook with descriptions of the types of applications with instructions on completing the applications.

As simple as this may seem, putting this together has hardly been an easy task to complete. Although the various departments work together in

processing development applications on a daily basis, taking the time to describe each process would be another challenge to complete amongst the many daily responsibilities of each of the department members. The product of this endeavor has now been completed. The interdepartmental team consisted of the Building and Safety, Fire, Planning and Development and Public Works departments. Comments and meetings were also held with key management personnel in obtaining input on developing the DSC Handbook.

The final decision was to develop a phasing of products. The first phase includes a summary brochure that outlines the basic information of who,

what and where, and the establishment of a document center at the front lobby of the DSC. The second phase will include a more detailed portion of the project that will consist of specific applications and instructions. The final phase will include an electronic component of the DSC handbook. The brochure has also been translated into Spanish.

The DSC brochure is available for viewing on the city's Web site at www.lasvegasnevada.gov under publications. The DSC document center will be completed by the end of November. The DSC handbook is in process and a draft is anticipated to be completed by the end of November 2005, and available on line at www.lasvegasnevada.gov.

DEVELOPMENT

GATEWAY DISTRICT ASSOCIATION

“Naked City” is a term coined by the media for the neighborhood located behind the Stratosphere Hotel. Residents prefer the name “Meadows Village.” This mixed income, mature community in transition has struggled with crime, out-of-town landlords who have not maintained their properties, cut-through traffic, taxi drivers parking their personal vehicles on neighborhood streets and transient residents who leave the area as soon as they can afford to do so.

City funding and resources have been focused on stabilizing the area with code enforcement inspections, public work enhancements and special programming through the departments of Leisure Services and Neighborhood

Services. The Las Vegas Metropolitan Police Department implemented community policing and specialized initiatives to remove criminals from the neighborhood. Cut-through traffic was curtailed after negotiations with taxicab companies and surrounding businesses required commercial drivers to seek alternate routes. The number of tour buses decreased after the Stratosphere Hotel required them to bypass the streets in the neighborhood. The commercial store at Boston and Fairfield made its location a drug- and criminal-free zone. Many surrounding businesses increased their security staff in support of the community policing efforts.

What was missing in all previous initiatives was community involvement. In 2002, a group of apartment owners and managers emerged to address ways in which to invigorate the area. With support from the departments of Neighborhood Services and Planning and Development, the association has continued to grow. The Stratosphere's offer of support, participation and provision of meeting room facilities helped the association become stronger. Members elected Walt



Gateway Association meeting.

Walters, an investor in the community, as president, and Dennis Watts from Cornerstone Company as vice president. Members also voted to change the association's name to the Gateway District Association, expanded the neighborhood's boundaries to include businesses on Las Vegas Boulevard, between Sahara and Charleston, and created a new mission statement.

The association developed new security initiatives, discussed ways to enhance the lighting in the area, organized neighborhood clean ups, and once again identified ways in which to curtail the increase in cut-through

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traffic. Safety concerns began to be addressed through collaborations with the Weed and Seed Task Force and Metro's Downtown Area Command Center's Chronic Nuisance and Gang units. Although Metro has moved many of its community police officers back to regular duty, specialized teams continue to respond to downtown concerns. The Chronic Nuisance unit is the result of an ordinance that empowers Metro to work with appropriate agencies and city code inspectors in response to citizen



Las Vegas Metropolitan Police response working within neighborhoods.

complaints about blight and crime. This unit busily patrols the downtown neighborhoods, weeding out crime through stringent requirements that make owners accountable for the criminal activities of their tenants. The ordinance gives power to authorities in the event owners are unresponsive to complaints about chronic crime nuisance.

Besides safety initiatives, Gateway District Association members are working to increase their membership and develop projects that enhance their area. In December 2004, the group coordinated the first ever downtown business associations' networking event, which included three other downtown associations – The 18b Arts District, the Downtown Business Operators Council and the Cultural Corridor Coalition. This collaboration continues to promote issues affecting downtown neighborhoods such as safety concerns, dealing with vagrants and homeless, improving the lighting

and identifying ways to enhance the types of businesses being attracted to the downtown area. During the networking event, spokespersons for each association reported accomplishments and future goals to Mayor Oscar B. Goodman who was impressed by the vision, strength and unity demonstrated by this networking group.

These efforts support the city's downtown focus on unique neighborhoods and programs including First Fridays at the 18b Arts District, Second Saturdays at the Cultural Corridor, the neon Scenic Byways, the Entertainment District, and new developments being planned for the area. There is much talk about the "Manhattanization" of Las Vegas. Revitalizing older, distressed areas is essential in this process.

For more information, contact Maria Castillo-Couch in Neighborhood Services at (702) 229-2330.

LONG-RANGE PLANNING

DOWNTOWN CENTENNIAL PLAN UPDATE

On July 5, 2000, the Las Vegas City Council adopted the Downtown Centennial Plan to guide the redevelopment of downtown. Development of the plan was spearheaded by the Planning and Development Department with contributions from several other departments and members of the community-at-large. The plan has served the community well during the past five years but, with the exceptional pace of new and diverse projects coming

into downtown, a major overhaul was in order.

The development community is the primary user of the plan. Over the years, staff has taken notes from this community on what does and does not work well with the plan. Now, once again, the Planning and Development Department is taking the lead on updating and reformatting the plan to make it a much-improved, user-friendly publication. The foundation of such a major overhaul will be the recommendations from developers and ideas from various city departments that use the plan such as the Office of Business Development and Public Works Department.

The overall structure of the plan will continue to focus around the approved seven (7) urban districts; Central Casino Core, Downtown South, East Fremont, Las Vegas Boulevard, Northern Strip, Office Core and Parkway Center District.



In addition to the original seven urban districts, the Arts District and the Entertainment District have emerged to be anchoring focus areas within downtown. The revised plan will permit the user to get a quick overview of the development requirements for a said parcel of land once they have located which of the above urban districts in which it is located. The new, revised Centennial Plan is projected to be ready for consideration or for adoption in late fall.

HANSEN PROGRAM UPDATE

The city of Las Vegas Planning and Development Department began using the Hansen Program for limited proposes in April 2001. In September 2002, the

department went “live” with all land use applications. Hansen is a computerized record tally system. As the Planning staff’s knowledge and comfort level with Hansen evolves, changes are necessary to the software to comply with new requirements and suggestions. Additionally, all city departments have now been trained to look up planning applications in Hansen.

One of the changes implemented several months ago was the addition of department name and extension

number to employee assignments for planning projects. Many of the city council liaisons indicated an interest in knowing who was working on various projects, but seeing just the employee’s name did not help as they were not familiar with all city employees and the department they represented.

Below is a list of each of the application types that had items added or changed, including a description of what was done.

ARC (Architectural Review Committee)

New:

- The Architectural Review Committee application is brand new and went into effect on July 1. ARC applications include items that go before the Centennial Hills Architectural Review Committee, Parkway Center Architectural Review Committee, Downtown Entertainment Overlay District Architectural Review Committee and the Downtown Signage Sub-district Architectural Review Committee.

VAR (Variance)

New:

- Added two new fields to the workbench to determine whether or not the approval is subject to a required review, and if so, when is the review due.

SUP (Special Use Permit)

New:

- Added two new fields to the workbench to determine whether or not the approval is subject to a required review, and if so, when is the review due.

RQR (Required Review)

New:

- Added two new fields to the workbench to determine whether or not the approval is subject to a required review, and if so, when is the review due.
- Added conditions to the application submittal stage to ensure that if the item is going direct to city council that a valid city council date is entered.

Revised:

- Deleted the Parent Project Required box from the workbench tab and deleted the associated condition that required it to be filled in.
- Changed the condition for parent project so that it always requires a parent project.

EOT (Extension of Time)

New:

- Added conditions to the application submittal stage to ensure that if the item is going direct to city council that a valid city council date is entered.

Revised:

- Changed the condition that requires the agenda tech to enter an appeal memo date after the planning commission stage so that it only asks them for it if the item actually goes to planning commission and is not direct to city council.
- Changed the condition that requires the agenda tech to enter the Final Action Form date so it only asks them for it if the item is going to planning commission and not directly to city council.
- Fixed the condition that tells the planner that they have entered a bad planning commission date even if they tell the system that it is going directly to city council.

ROC (Review of Condition)

New:

- Added conditions to the application submittal stage to ensure that if the item is going direct to city council that a valid city council date is entered.

Revised:

- Fixed the condition that tells the planner that they have entered a bad planning commission date even if they tell the system that it is going directly to city council.
- Fixed the condition that tells the planner that they have entered a bad city council date upon application submittal so that it only shows up if the item is direct to city council.

TSP (Temporary Sign Permit)

New:

- Added conditions to require the Project Name (keywords) field to be filled in, the phone number to be required on the primary applicant, and the primary parcel to be entered in the grid.

Revised:

- Moved the conditions that require the dates of the TSP and check to make sure it is not approved for more than 60 days to the first application stage. This way, fees will not be displayed until all the data is entered and the system has verified that we are not approving it for too long.

TCP (Temporary Commercial Permit)

New:

- Added a condition to require the entry of the primary parcel in the grid.
- Added a condition to require the entry of the latest end time.

MOD (Modification)

New:

- Added a condition for entering if the

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TITLE 19 CLEAN UP ORDINANCES GET COUNCIL APPROVAL

On October 6, 2005, the Las Vegas City Council approved three ordinances to help clean up Title 19 and the Town Center Development Standards Manual. In Title 19, two sections of code were addressed. The first ordinance took the old use of Liquor Establishment (On-Sale, Off-Sale, On-Off-Sale) and expanded it into the more practicable uses. The table below indicates the new use categories.

In the past, the public would receive notice of a hearing for a Liquor Establishment (Off-Sale) and not know if it were for a package liquor store or for a convenience store selling beer and wine. The new uses include Beer/Wine/Cooler Off-Sale as a separate use from a full liquor store. This new ordinance also takes the case of small restaurants that wanted to serve beer or wine with a meal and was located within 400 feet of a protected use. In the past an applicant would apply for a Restaurant Service Bar, which could seek a waiver of the 400-foot distance requirement, and not the Liquor Establishment (On-Sale) use as it did not allow for the waiver. Overall, the break-up of the one-use-fits-all category of Liquor Establishment will assist the city council, planning commission, the public and staff in making a determination of the impact of the use to the city.

The city of Las Vegas has always made an extra effort to provide notice to residents of pending public hearing applications. In that cause, the city has set a policy of noticing by mail all property owners who fall within 1,000 feet of a publicly heard item. State law only requires a 750-foot notification. Title 19 has been amended to bring section 19.18 into conformance with that current city policy.

Lastly, the Town Center Development Standards Manual has been amended to remove all references to Title 19A, a holding document no longer in use, fix a few grammatical errors; correct a few mislabeled tables; and make changes to the procedure for seeking a waiver of the 330-foot distance separation requirement of certain uses from single-family homes.

RETAIL & PERSONAL SERVICES	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
Beer/Wine/Cooler Off-Sale Establishment					S	S		S	S
Beer/Wine/Cooler On- and Off-Sale Establishment					S	S		S	S
Beer/Wine/Cooler On-Sale Establishment					S	S		S	S
Package Liquor Off-Sale Establishment					S	S		S	S
Retail Establishment with Accessory Package Liquor Off-Sale					S	S		S	S

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item is a newspaper only notification.

- Added conditions for SignPro dates.

GPA (General Plan Amendment)

Revised:

- Changed the planning tech tab conditions so that they don't show up if the item is newspaper notification only.
- Moved the condition requiring the GPA grid to be filled in to the submittal stage because if the item is text only, a parcel number is not required.
- Changed the parcel conditions to comply with the above item.

Lookups:

All applications

- Changed the meeting date lookup so it no longer has the range, which was confusing and caused database errors.

Parcel Form

- Added ability to lookup by the person who added the parcel.
- Added ability to lookup by parcels that are temporary.

Address Form

- Added ability to lookup by the person who added the address.
- Added ability to lookup by items on the Notice tab, such as master site addresses, addresses for utility boxes, etc.

Crystal Reports:

TCP

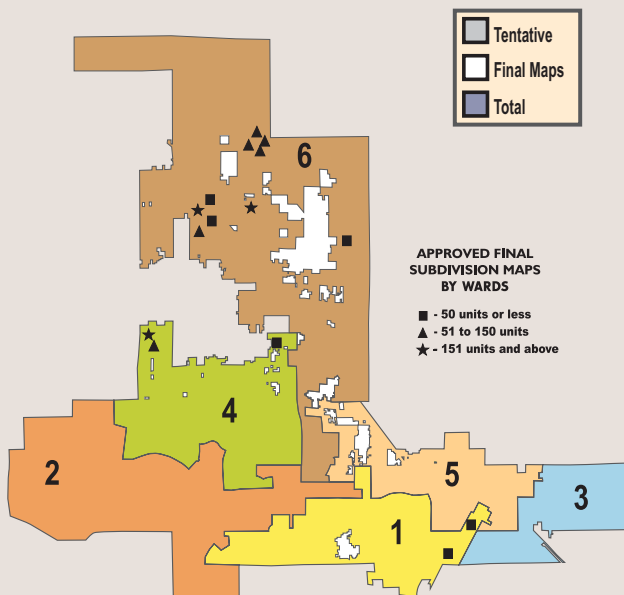
- The report will now be printed from within Hansen. There will no longer be a need to export or email the report.
- The time field on condition 1 of the report will no longer be set to 10 pm. The report will retrieve whatever time the planner inputs on the workbench tab.

TSP

- Report will now be printed from within Hansen. There will no longer be a need to export or email the report.

Statistics

- PMR by month. A count of each type of application will be performed based

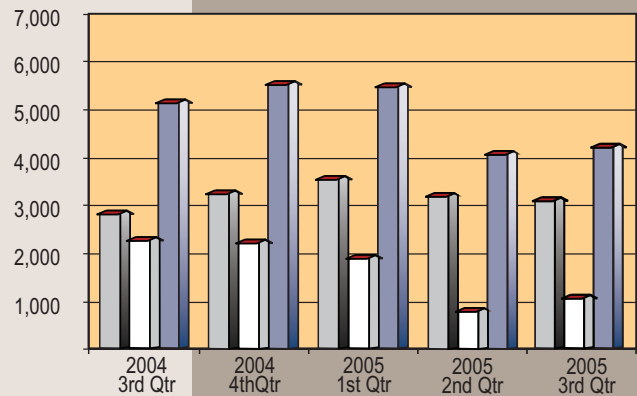


Leading Economic Indicators For Clark County

"The Southern Nevada Index of Leading Indicators showed a modest decline, but continues to show an upward trend. This trend foretells economic expansion for the remainder of 2005. In comparison, the U.S. Index of Leading Indicators remains flat, suggesting an unclear future. In short, we find Southern Nevada's economy operating with a "green flag" and the U.S. economy with a "yellow flag"

Source: UNLV Center for Business and Economic Research

Approved Subdivision Lots



Source: city of Las Vegas

Approved Subdivision Lots

	Tentative Maps	Final Maps	Total
3rd Qtr - 2004	2,892	2,341	5,233
4th Qtr - 2004	3,365	2,270	5,635
1st Qtr - 2005	3,592	1,972	5,564
2nd Qtr - 2005	3,282	863	4,145
3rd Qtr - 2005	3,187	1,130	4,317
% Chg Last Qtr.	-2.9	30.9	4.1
% Chg Last Year	10.2	-51.7	-17.5

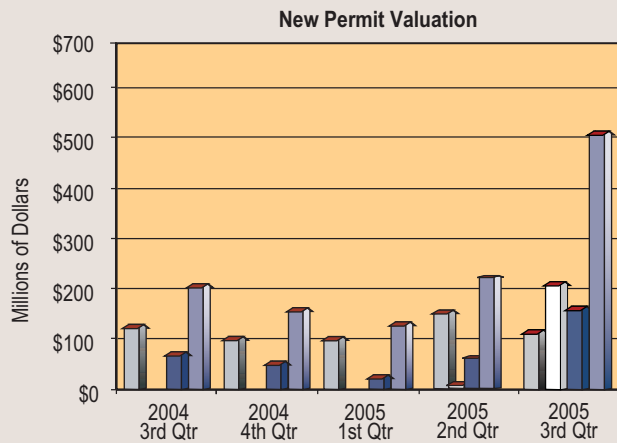
Leading Economic Indicators

CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX**
RESIDENTIAL BUILDING						
Units Permitted	Jul-05	#Units Permitted	3,452	-23.91%	14.30%	0.027%
Valuation	Jul-05	Dollars	\$486,242,629	-9.03%	48.20%	0.046%
COMMERCIAL BUILDING						
Permits	Jul-05	#Units Permitted	82	-32.23%	-24.07%	-0.025%
Valuation	Jul-05	Dollars	\$61,653,980	-9.73%	-4.49%	-0.019%
TAXABLE SALES	Jul-05	Dollars	\$2,790,919,390	-6.49%	11.52%	-0.033%
McCARRAN AIRPORT	Jul-05	Passengers Enplaned/Deplaned	3,991,950	4.75%	7.91%	0.043%
GALLONS OF GASOLINE	Jul-05	Thousands of Gallons	71,719,978	10.14%	11.66%	0.112%
GROSS GAMING Revenue	Jul-05	Dollars	\$765,629,815	-3.95%	18.25%	-0.202%
CONVENTIONS						
Visitors	Jul-05	People	3,388,437	5.14%	5.74%	0.016%
Attendance	Jul-05	People	353,264	-16.01%	36.90%	0.002%
OVERALL CHANGE *	Sep-05		132.03	-0.03%	1.86%	-0.03%

* The index is a six month forecast (January, 2006) from the month of the data (July, 2005) and four months from the month of the series (September, 2005).

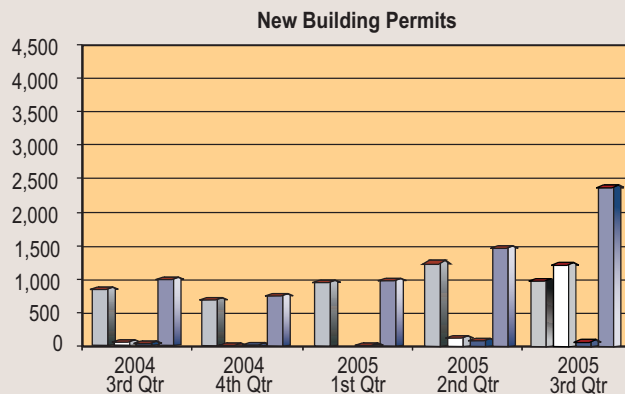
** The contribution to the Index is a net-weighted average of each series after adjustment for seasonal variation.

Source: UNLV Center for Business and Economic Research

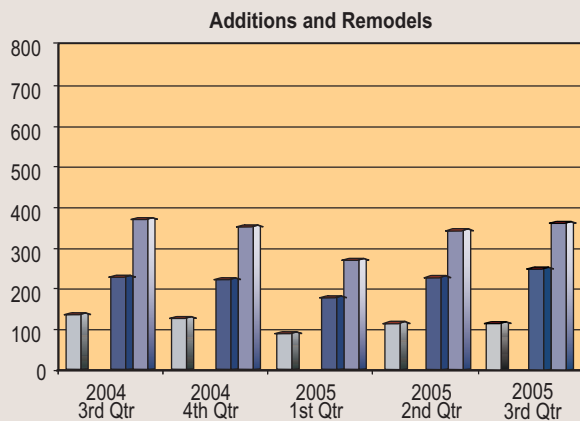


New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2004	\$131,451,218	\$6,030,318	\$76,061,730	\$213,543,266
4th Qtr - 2004	\$107,123,147	\$843,710	\$57,191,934	\$165,158,791
1st Qtr - 2005	\$106,829,564	-	\$29,686,711	\$136,516,275
2nd Qtr - 2005	\$156,667,976	\$8,305,488	\$60,722,061	\$225,695,525
3rd Qtr - 2005	\$132,331,999	\$212,579,578	\$167,598,922	\$512,510,499
% Chg Last Qtr.	-15.5	2,459.5	176.0	127.1
% Chg Last Year	0.7	3,425.2	120.3	140.0

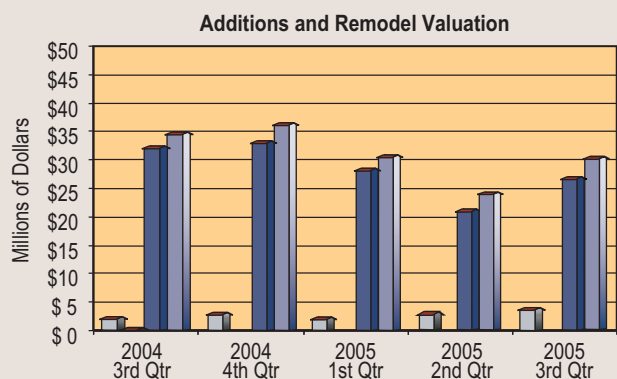
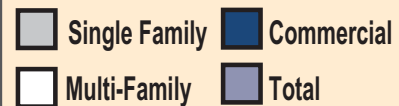
Source: city of Las Vegas (including subdivision information)



New Building Permits				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2004	865	83	64	1,012
4th Qtr - 2004	715	12	51	778
1st Qtr - 2005	977	-	27	1,004
2nd Qtr - 2005	1,242	139	65	1,446
3rd Qtr - 2005	1,041	1,267	58	2,366
% Chg Last Qtr.	-16.2	811.5	-10.8	63.6
% Chg Last Year	20.3	1,426.5	-9.4	133.8



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2004	137	3	228	368
4th Qtr - 2004	128	-	222	350
1st Qtr - 2005	91	-	178	269
2nd Qtr - 2005	115	-	222	337
3rd Qtr - 2005	111	-	239	350
% Chg Last Qtr.	-3.5	0.0	7.7	3.9
% Chg Last Year	-19.0	0.0	4.8	-4.9



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2004	\$2,353,151	\$63,000	\$31,956,974	\$34,373,125
4th Qtr - 2004	\$3,123,999	-	\$32,895,097	\$36,019,096
1st Qtr - 2005	\$2,317,013	-	\$28,126,320	\$30,443,333
2nd Qtr - 2005	\$2,994,925	-	\$20,670,964	\$23,665,889
3rd Qtr - 2005	\$3,448,250	-	\$26,739,760	\$30,188,010
% Chg Last Qtr.	15.1	0.0	29.4	27.6
% Chg Last Year	46.5	0.0	-16.3	-12.2

PAT MULROY GENERAL MANAGER

Patricia Mulroy was appointed general manager of the Las Vegas Valley Water District by its board of directors in September 1989 after serving as deputy general manager for four years.

Mulroy became general manager during one of the most difficult periods in Southern Nevada's water history. The community began growing at the rate of 3,000 to 5,000 residents per month – a trend that continues to date. Water supplies were running out, and the five separate water agencies were each anxious to guard their own supply.

Recognizing that they must work together to achieve a regional solution to Southern Nevada's water supply issues, these agencies formed the Southern Nevada Water Authority in 1991 and appointed Mulroy as its general manager. Former Nevada Governor Bob Miller also appointed Mulroy a member of his negotiating team for the Colorado River in 1991.

Since assuming her position, Mulroy has been active in water issues on a national level. She is a member of the American Water Works Association and currently sits on the board of directors of the Association of Metropolitan Water Agencies.

In 1992, she helped found and was the original chairman of the Western Urban Water Coalition. She also is a member of the Colorado River Water Users Association and served on its board of directors.

Additionally, she serves on the Desert Research Institute Research Foundation Board of Trustees and was the recipient of the University and



Las Vegas Valley Water District General Manager Pat Mulroy.

Community College System of Nevada Board of Regents' 1999 Distinguished Nevadan Award.

Mulroy came to Las Vegas from Germany in 1974 and previously worked for Clark County. She and her husband, Robert, have two children and are both active leaders in their community.

HANSEN – CONTINUED FROM PAGE 5

on entry of a given date range, such as a month. This report can also be used for year-end or quarterly numbers.

RQRs

- A report has been created to look at VAR, SUP and RQR applications from July 1, 2005 on forward where the agenda tech has indicated that the application will be subject to a required review. The report is sorted by the month and year the RQR is due. If the RQR has already been entered in Hansen and correctly linked to the VAR, SUP or RQR case, then the report will indicate that the RQR is "already done."

It is anticipated Hansen will be available to the public by February 2006 to view their application status, pay fees and schedule inspections.

Las Vegas GROWTH WATCH

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101
(702) 229-6301
FAX (702) 474-7463
TDD (702) 386-9108

Las Vegas City Council
Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
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Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6

City Manager Douglas A. Selby

Planning & Development Director
M. Margo Wheeler, AICP

Planning & Development Deputy Director
Mario Suarez

Growth Watch Editor: Mary Kleven

Layout & Design: Rita Schoonmaker

Project Information Provided By:
Jason Allswang
Maria Castillo-Couch
Yorgo Kagafas
Las Vegas Valley Water District
Doug Rankin
Mario Suarez

Quarterly Charts:
Richard Wassmuth
Andrew Powell

Photos by:
City of Las Vegas
Metropolitan Police Department
City of Las Vegas
Planning and Development Department
Las Vegas Valley Water District

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